



# Town Of Amenia

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## **PLANNING BOARD MEETING THURSDAY, AUGUST 4, 2011**

PRESENT: Chairman Flood  
Larry Moore  
Peter Clair  
Tony Robustelli  
Nina Peek  
James Walsh  
Norm Fontaine  
Michael Hayes, Attorney

Chairman Flood opened the Planning Board Meeting at 7 P.M.

### **PUBLIC HEARING:**

**Maplebrook School**

**Site Plan**

**Route 22, Amenia, NY**

**Dining Hall**

MOTION TO OPEN THE CONTINUED PUBLIC HEARING FOR MAPLEBROOK SCHOOL DINING HALL was made by Peter Clair, seconded by James Walsh

ALL IN FAVOR - MOTION CARRIED

Chairman Flood asked Ken Hale of Maplebrook if the matters in Michael Soyka's letter of July 27, 2011 had been completed. Mr. Hale stated everything has been submitted to Mr. Soyka however Mr. Soyka had not been in the office this past week. All areas are complete except one piece which the architect is trying to verify with Mr. Soyka. Maplebrook cannot do anything without the Planning Board approval in terms of proceeding with the Department of Health. The DOH is looking for proof of preliminary Planning Board approval; proof of Town Resolution and SEQRA process.

MOTION TO CLOSE THE PUBLIC HEARING FOR MAPLEBROOK DINING HALL was

made by Peter Clair, seconded by James Walsh

ALL IN FAVOR - MOTION CARRIED

Chairman Flood then went through the long EAF.

MOTION TO GRANT A NEG DEC was made by Peter Clair, seconded by Tony Robustelli

ALL IN FAVOR - MOTION CARRIED

MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL, CONDITIONED ON SATISFACTION OF ALL PENDING COMMENTS OF MICHAEL SOYKA was made by Norm Fontaine, seconded by James Walsh

ALL IN FAVOR - MOTION CARRIED

MOTION TO FUND ESCROW ACCOUNT FOR CONSTRUCTION FEES FOR \$5000.00 TO BE FUNDED WHEN THE PERMIT IS PULLED was made by Peter Clair, seconded by James Walsh

ALL IN FAVOR - MOTION CARRIED

### **REGULAR MEETING:**

**Roxbury**

**Special Use Permit/Site Plan  
For Light Industry**

**Route 22, Amenia, NY**

Chairman Flood read the letter from Nancy Brusie, Zoning Administrator, of August 1, 2011, stating that the current site plan before the Board falls under Light Industry. This will require a Site Plan and Special Use Permit from the Board. On 07/31/2011 Chairman Flood, Nina Peek, Tony Robustelli and Peter Clair visited the site. Norm Fontaine also visited the site.

Nina Peek asked why the submitted site plan showed the area proposed for stockpiling mostly on the west side of the power lines, when Mr. Weigelt indicated in the field that the proposed stockpiling would occur on the east side of the power lines. Mr. Weigelt said it was mostly on the east side and the site plan would be revised. Ms. Peek said it would be useful if Mr. Weigelt could find out from DEC more information about the construction of the pad. Mr. Weigelt said he has asked DEC and they are looking for that information. Tony Robustelli asked what the difference between Tractor Supply having the wrapped mulch on pallets and Roxbury? Michael

Hayes stated that Tractor Supply was a retail use and there is limited ability to do retail use in that (Roxbury) zone. Roxbury is using this as a distribution center. Michael Hayes stated Mr. Weigelt needed to submit a Special Use Permit and Site Plan application, revise the map and double check the EAF. Then bring the application materials in to Ms. Brusie.

Chairman Flood stated Mike Soyka, Mary Ann Johnson and Michael Hayes would be the consultants for this application. Mr. Weigelt stated the work had been started on the new bridge at the site and the bog turtle inspection came back negative. This must be completed by September 15<sup>th</sup>.

MOTION TO ESTABLISH ESCROW FOR ROXBURY FOR PROFESSIONAL SERVICES IN THE AMOUNT OF \$3000.00 was made by Peter Clair, seconded by Larry Moore

ALL IN FAVOR - MOTION CARRIED

<b>Proposed Amendment</b>	<b>Subdivision Regulations</b>	<b>Discussion</b>
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Everyone on the Board received the proposed amendment tonight and will discuss the materials at the next meeting. One is for preliminary approval for subdivision and the other is for conditional final. The Town Board will likely conduct a public hearing in September.

<b>Deda Affordable Housing</b>	<b>Housing</b>	<b>770 Old Route 22 Amenia, NY</b>
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Chairman Flood spoke with Mr. Deda a couple of weeks ago and his attorney is reviewing the materials.

**OTHER MATTERS:**

Chairman Flood received a couple of emails and phone calls this week from the owners of Troutbeck regarding an 11+ acre lot that had previously been merged with other land, and that the owners sought to restore as part of the lot line adjustment application received last year. This proposed lot would have required a 600' extension of Woodland Drive. Woodland Drive is a cul de sac that is approximately ½ mile long. The Town Code currently limits the length of cul de sacs to 1,500'. At the time the Board voted not to approve that lot because it did not meet the requirements of the Town.

MOTION TO ACCEPT THE MINUTES OF JULY 28, 2011 was made by James Walsh,  
seconded by Tony Robustelli

ALL IN FAVOR - MOTION CARRIED

MOTION TO CLOSE THE PLANNING BOARD MEETING was made by Peter Clair,  
seconded by James Walsh

ALL IN FAVOR - MOTION CARRIED

Respectfully submitted,

Susan M. Metcalfe  
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on  
August 4, 2011 and are not to be construed as the final official minutes until so approved.

☒ Approved as read

☐ Approved with: deletions, corrections, and additions